

IN RE: **PETITIONS FOR VARIANCE**
SW/S Chesapeake Road, 65' & 115' SE
Susquehanna Road
(7403 & 7405 Chesapeake Road)
15th Election District
6th Council District

Patricia Martin
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* **Cases Nos. 05-527-A & 05-528-A**

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Variance filed by Patricia Martin, owner of the subject two adjacent properties known as 7403 and 7405 Chesapeake Road. Since the properties are owned by the same person and are located adjacent to one another, the two cases were heard contemporaneously. In Case No. 05-527-A, the Petitioner requests a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the existing dwelling (7405 Chesapeake Road) on a 50-foot wide lot in lieu of the minimum required lot width of 55 feet. In Case No. 05-528-A, the Petitioner requests similar relief from Section 1B02.3.C.1 of the B.C.Z.R. to permit a lot width of 50 feet in lieu of the minimum required 55 feet for a proposed dwelling (7403 Chesapeake Road). The subject properties and requested relief are more particularly described on the site plan submitted in each case, which was accepted into evidence and respectively marked as Petitioner's Exhibits 1.

Appearing at the requisite public hearing on behalf of the Petitioner was Bernadette Moskunas, with Site Rite Surveying, the consultants who prepared the site plan for these properties. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject adjacent parcels are located on the south side of Chesapeake Road, east of Susquehanna Road in Middle River. The lots are identified as Lots 112 and 113 of Oliver Beach, which is an older subdivision that was platted and recorded in the Land Records in 1940, prior to the first set of zoning regulations in Baltimore County. As is often the case with older subdivisions, many of the lots are undersized and do not

ORDER RECEIVED FOR FILING

Date 6/24/15

By [Signature]

meet current area and width requirements. In this regard, each of the subject lots contains a gross area of 10,000 sq.ft., or 0.229 acres, more or less zoned D.R.5.5, and is 50' wide by 200' deep. The Petitioner has owned both lots and resided in the existing dwelling, which was built in 1943, since October 1969. (See Deed marked as Petitioner's Exhibit 2). The Petitioner characterizes herself as "getting up in age" and finds it difficult to maintain the additional lot. Thus, she is in negotiations to sell Lot 112 to Bluewater Properties who intends to develop the lot with a two-story, single-family dwelling to be known as 7403 Chesapeake Road. The proposed dwelling will be 30' wide and 40' deep and will meet all front, side and rear setback requirements. However, in order to proceed with the proposed development, the requested variance relief is necessary to legitimize existing conditions. In support of the proposal, photographs of the subject property and adjacent lots show that most of the houses in this community were built on 50-foot wide lots. Thus, it appears the relief requested is appropriate and consistent with the pattern of development.

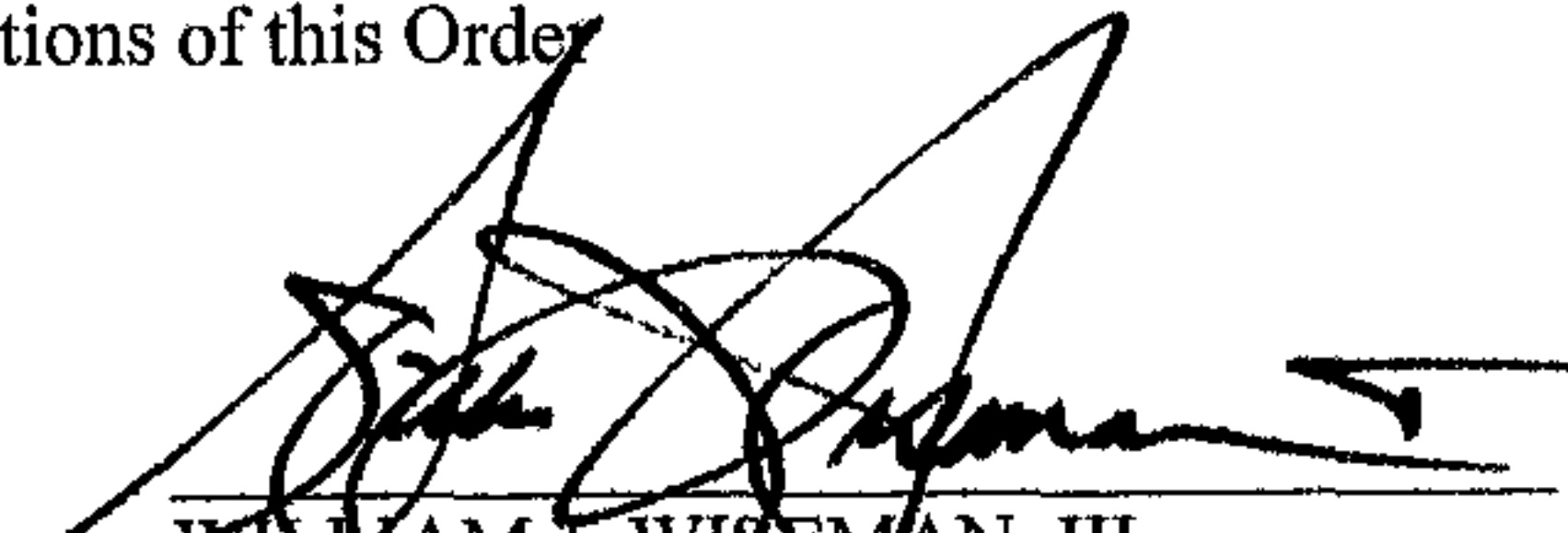
After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. The fact that this subdivision was platted and recorded many years ago, well prior to the adoption of the B.C.Z.R., is a persuasive factor. Both lots meet the minimum area requirements of 6,000 sq.ft. under the D.R.5.5 zoning regulations and the proposed dwelling will meet all front, side and rear setback requirements. Moreover, but for the 9-foot setback on the east side, the existing dwelling, which was built in 1943, meets all other setback requirements. The only deficiency in both instances is the lot width. As noted above, most of the houses in this community were built on 50-foot wide lots with similar setbacks as that proposed here. In my view, the relief requested will not result in any detriment to the health, safety and general welfare of the surrounding locale and meets the spirit and intent of Section 307 for relief to be granted. However, given the property's close proximity to the Gunpowder River, the proposed development must comply with Chesapeake Bay Critical Areas and Federal Flood insurance requirements.

Pursuant to the advertisement, posting of the property(s) and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of June 2005 that the Petition for Variance filed in Case No. 05-527-A seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the existing dwelling (7405 Chesapeake Road) on a lot 50 feet wide in lieu of the minimum required lot width of 55 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 05-528-A, seeking relief from Section 1B02.3.C.1 of the B.C.Z.R. to permit a lot width of 50 feet in lieu of the minimum required 55 feet for a proposed dwelling (7403 Chesapeake Road), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit(s) and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the ZAC comments submitted by DEPRM and the Development Plans Review division of DPDM relative to Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains. Copies of those comments, dated June 2, 2005 and May 2, 2005, respectively, have been attached hereto and made a part hereof.
- 3) The proposed dwelling shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning. In addition, landscaping shall be provided along the public road for both properties.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 6/21/05
By [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

June 21, 2005

Ms. Patricia Martin
7405 Chesapeake Road
Baltimore, Maryland 21220

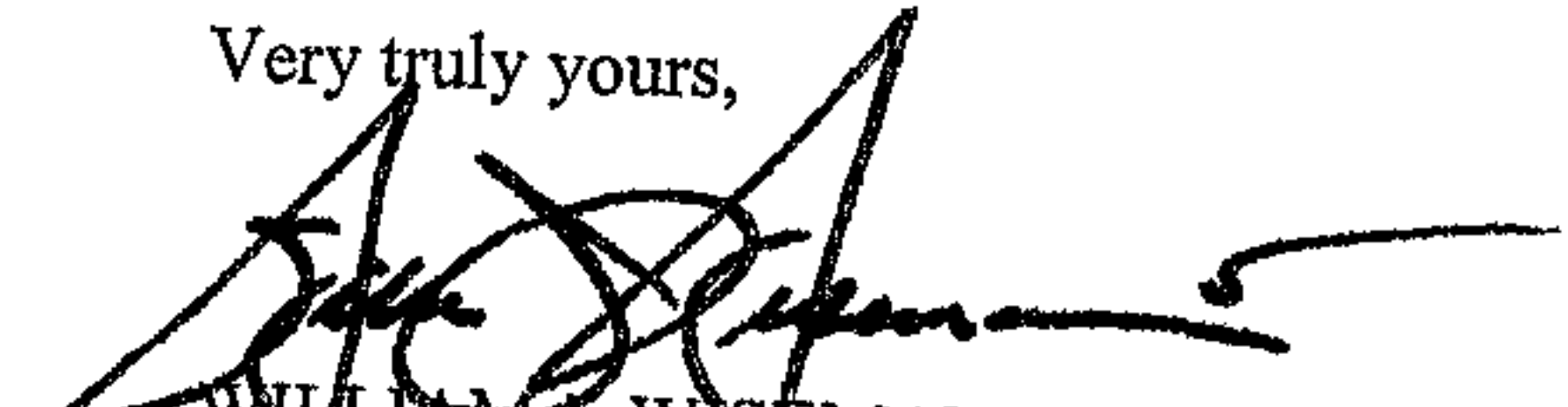
RE: PETITIONS FOR VARIANCE
SW/S Chesapeake Road, 65' & 115' E of the c/l Susquehanna Road
(7403 & 7405 Chesapeake Road)
15th Election District – 6th Council District
Patricia Martin - Petitioner
Cases Nos. 05-527-A and 05-528-A

Dear Ms. Martin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Ms. Bernadette Moskunus, Site Rite Surveying, Inc.
200 E. Joppa Road, #101, Towson, Md. 21286
Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; Office of Planning; People's Counsel; Case File

Visit the County's Website at www.baltimorecountyonline.info





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #7405 Chesapeake Road

which is presently zoned D.R. 5.5

CBCA

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) BO2.3.C.1, BC2R, to permit an existing dwelling with a lot width of 50 feet in lieu of the minimum required 55 feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(indicate hardship or practical difficulty)

See Attached

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Patricia Martin

Name - Type or Print

Signature

Name - Type or Print

Signature

Contact Jimmy Harris

7405 Chesapeake Road

443-829-6957

Address

Telephone No.

Baltimore

Maryland

21220

State

Zip Code

Representative to be Contacted:

Site Rite Surveying, Inc., Room 101

Name

200 E. Joppa Road

(410) 828-9060

Address

Telephone No.

Towson

Maryland

21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

4/15/05

ORDER RECEIVED FOR FILING
Date 4/15/05
By [Signature]

Case No.

05-527-A

REASONS FOR VARIANCE PETITION

#7405 CHESAPEAKE ROAD

1. Plat of Record since January 16, 1940 and all lots on plat are 50 feet wide.
2. Lot has been under the same ownership since 1969. The lot area of the existing dwelling is more than sufficient to meet the B.C.Z.R. at 10,000 S.F. and is consistent with the existing dwellings within the surrounding community.
3. This request is within the spirit and intent of the B.C.Z.R. and will not adversely affect the welfare or safety of the neighborhood.

05-527-A

ZONING DESCRIPTION
#7405 CHESAPEAKE ROAD

Beginning at a point on the southwest side of Chesapeake Road which is 30 feet wide at the distance of 115 feet southeast of the centerline of Susquehanna Road which is 30 feet wide. Being Lot #113, Section A in the subdivision of Oliver Beach as recorded in Baltimore County Plat Book #12, folio 56, containing 10,000 S.F. Also know as #7405 Chesapeake Road and located in the 15th Election District, 6th Councilmanic District.



Michael V. Moskunas
Reg. No. 21175

Site Rite Surveying, Inc.
200 East Joppa Road, Suite 101
Towson MD 21286
(410) 828-9060

05-527-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 443660

DATE

4/15/05

ACCOUNT

R-001-006-6150

AMOUNT

\$ 65.00

RECEIVED FROM

Elie Walter Properties

FOR

Variance - 3405 Chesapeake Road

05-527-A (MARTIN)

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED

4/15/05

11:05

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CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland, on the property identified herein as follows:

Case: #05-527-A

7405 Chesapeake Road
S/west side of Chesapeake
Road, 115 feet s/east of
Susquehanna Road

15th Election District
8th Councilmanic District

Legal Owner(s): Patricia Martin

Variance: to permit an existing dwelling with a lot width of 50 feet in lieu of the minimum required 55 feet.

Hearing: Friday, June 3,
2005 at 9:00 a.m. in Room
407, County Courts Building,
401 Bosley Avenue,
Towson 21204.

WILLIAM J. WISEMAN III
Zoning Commissioner for
Baltimore County.

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommodations,
Please Contact the
Zoning Commissioner's Office
at (410) 887-4386.

(2) For information concerning
the file and/or
hearing, contact the Zoning
Review Office at (410)
887-3391.

5/198 May 19 51605

CERTIFICATE OF PUBLICATION

5/19/, 2005

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 5/19/, 2005.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-527-A

Petitioner/Developer: BLUEWATER PROPERTIES
PATRICIA MARTIN

Date of Hearing/ Closing: JUNE 3, 2005

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Becky Hart

Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #7405 CHESAPEAKE ROAD

The sign(s) were posted on MAY 12, 2005
(Month, Day, Year)

YOUR
COPY

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ZONING NOTICE

CASE # 05-527-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 207 COUNTY COURTS BUILDING
401 BOBBY AVENUE
TOWSON, MD 21204
PLACE: DATE AND TIME: FRIDAY, JUNE 3, 2005

ZONING NOTICE

CASE # 05-527-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 207 COUNTY COURTS BUILDING
401 BOBBY AVENUE
TOWSON, MD 21204
PLACE: DATE AND TIME: FRIDAY, JUNE 3, 2005

AT 9:00 A.M.

REQUEST: VARIANCE TO PERMIT AN EXISTING
DOWELLING WITH A LOT WIDTH OF 60 FEET IN
STEAD OF THE MINIMUM REQUIRED 55 FEET

NOTICE: DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CANCEL HEARING CALL (410) 326-7171
IF YOU HAVE ANY QUESTIONS OR NEED MORE INFORMATION, PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT (410) 326-7171

RECEIVED

13 2005

OF PERMIT / J
NEW HANCOCK

RE: PETITION FOR VARIANCE * BEFORE THE
7405 Chesapeake Avenue; SW/side *
Chesapeake Road, 115' SE Susquehanna Rd * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Patricia Martin * FOR
Petitioner(s) * BALTIMORE COUNTY
* 05-527-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

Per...*klr*.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of April, 2005, a copy of the foregoing Entry of Appearance was mailed to, Site Rite Surveying, Inc, 200 E Joppa Road, Suite 101, Towson, MD 21286, Representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 19, 2005 Issue - Jeffersonian

Please forward billing to:

Blue Water Properties
11450 Pulaski Highway, Ste. 1
White Marsh, MD 21162

443-829-6957

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-527-A

7405 Chesapeake Road

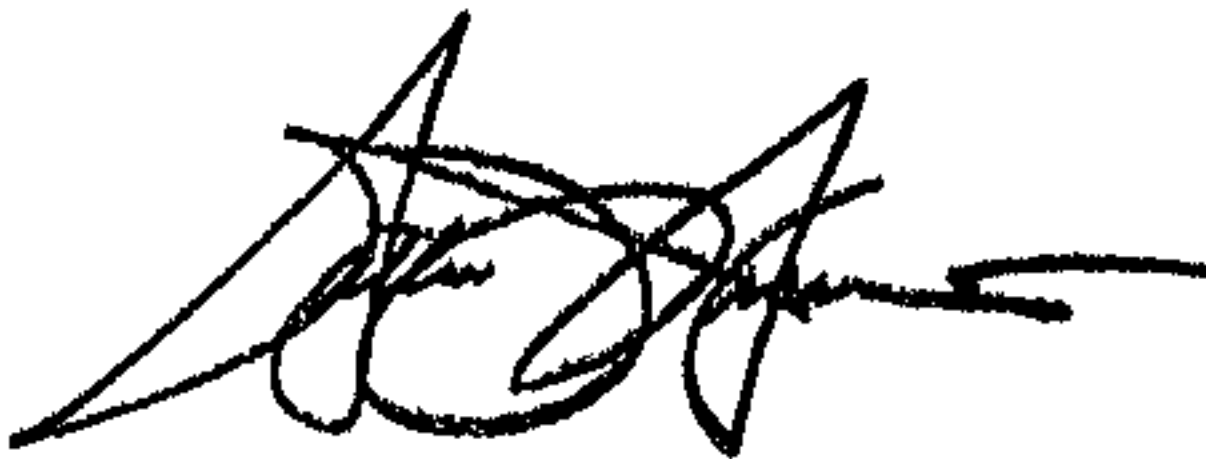
S/west side of Chesapeake Road, 115 feet s/east of Susquehanna Road

15th Election District – 6th Councilmanic District

Legal Owner: Patricia Martin

Variance to permit an existing dwelling with a lot width of 50 feet in lieu of the minimum required 55 feet.

Hearing: Friday, June 3, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

April 21, 2005

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-527-A

7405 Chesapeake Road

S/west side of Chesapeake Road, 115 feet s/east of Susquehanna Road

15th Election District – 6th Councilmanic District

Legal Owner: Patricia Martin

Variance to permit an existing dwelling with a lot width of 50 feet in lieu of the minimum required 55 feet.

Hearing: Friday, June 3, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Patricia Martin, 7405 Chesapeake Road, Baltimore 21220
Site Rite Surveying, Inc., 200 E. Joppa Rd., Rm. 101, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 19, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 05-527-A
Petitioner: Jimmy Harris % Blue Water Properties
Address or Location: 7405 Chesapeake Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Blue Water Properties
Address: 11450 Pulaski Highway Suite 1
White Marsh, MD 21162
Telephone Number: 443 829-6957

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

May 23, 2005

Patricia Martin
7405 Chesapeake Road
Towson, Maryland 21220

Dear Ms. Martin:

RE: Case Number: 05-527-A, 7405 Chesapeake Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 15, 2005.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Site Rite Surveying 200 E. Joppa Road Rm. 101 Towson 21286

Visit the County's Website at www.baltimorecountyonline.info



April 21, 2005

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review Planners

Distribution Meeting of: April 25, 2005

Item No.: 517, 518, 520, 521, 522, 523, 524, 525, 526, 527, 528

Pursuant to your request, this Office has reviewed the referenced plan(s) and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time.

Acting Lieutenant William F. Connolly, Jr.
Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: May 2, 2005
Department of Permits & Development
Management

FROM: Dennis A. Kennedy, ^{DAK} Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 23, 2005
Item No. 527

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The minimum right of way for all public roads in Baltimore County is 40-foot. Setback shall be modified accordingly

The flood protection elevation for the site is 10.4.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (includes basements) of residential (commercial) development.

The building engineer shall require a permit for this property.

Building shall be designed and adequately anchored to prevent floatation, collapse of lateral movement of structure with materials resistant to flood damage.

Flood resistant construction shall be in accordance with requirement of BOCA International. Building code adopted by the county

DAK:CEN:clw
Cc: file
ZAC-ITEM NO 527-05022005.doc

DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr ^{JDO}

DATE: May 24, 2005, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of April 25, 2005

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-423

05-518

05-521

05-522

05-524

05-527

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr ³⁰⁰
DEPRM

DATE: June 2, 2005

SUBJECT: Zoning Item # 05-527
Address 7405 Chesapeake Road

Zoning Advisory Committee Meeting of April 25, 2005

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Sue Farinetti, Glenn Shaffer Date: June 2, 2005

BW
6/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: May 23, 2005

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-527 and 5-528

RECEIVED

MAY 24 2005

ZONING COMMISSIONER

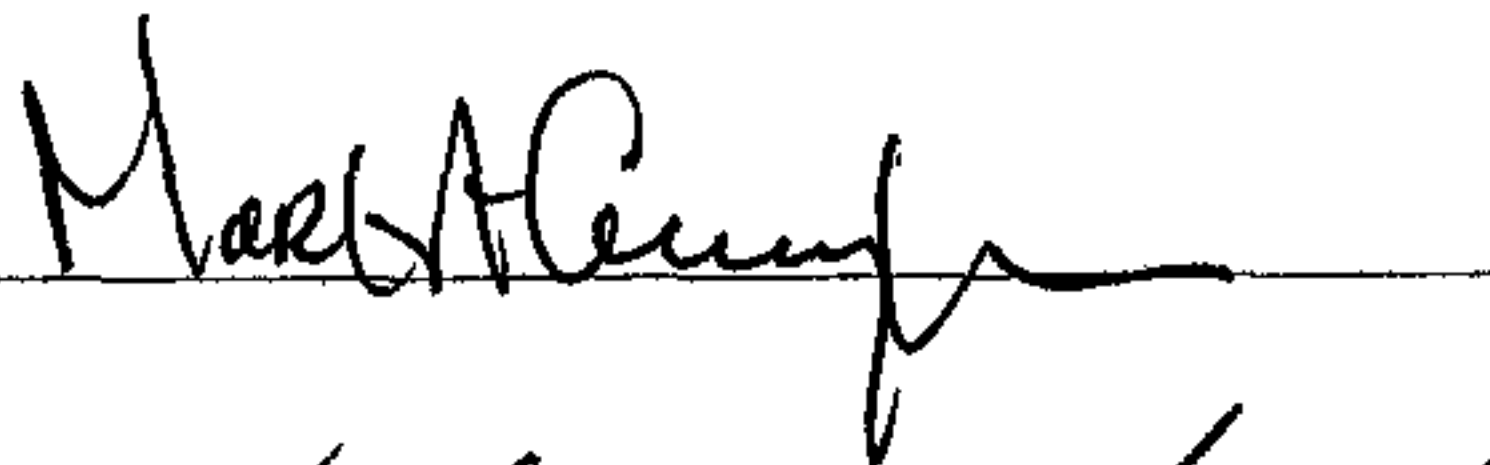
The Office of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. However, the existing lot pattern of the neighborhood appears to 50-foot wide lots. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

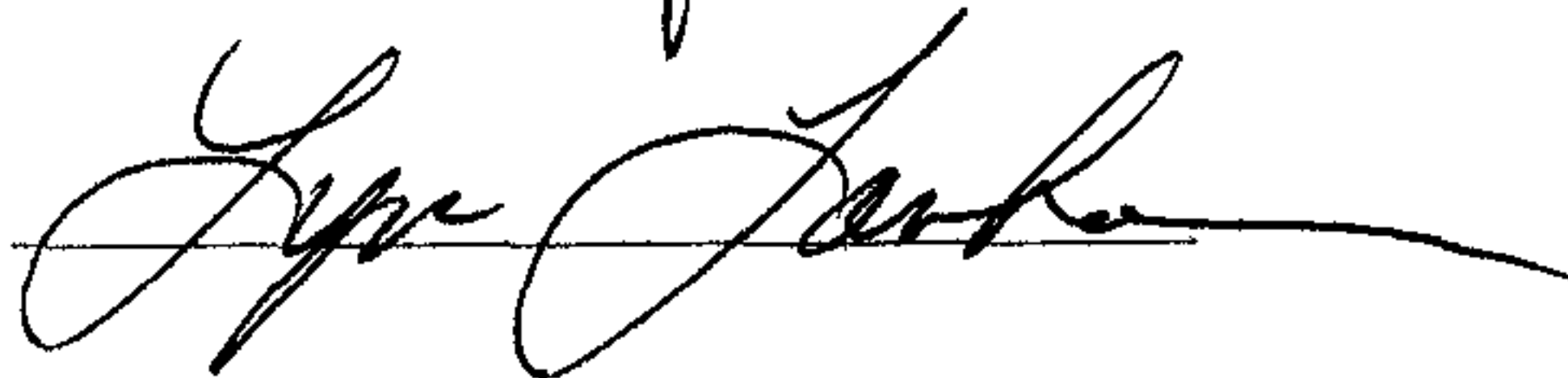
1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
2. Provide landscaping along the public road.

For further questions or additional information concerning the matters stated herein, please contact David Pinning with the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 4.22.05

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 527 JHP

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

Click here for a plain text ADA compliant screen.

 Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search	Go Back View Map New Search Ground Rent
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Account Identifier: District - 15 Account Number - 1513208760

Owner Information

Owner Name:	BLUE WATER PROPERTIES LLC	Use:	RESIDENTIAL
Mailing Address:	7405 CHESAPEAKE RD BALTIMORE MD 21220-1102	Principal Residence:	YES
		Deed Reference:	1) /21875/ 1 2)

Location & Structure Information

Premises Address
7405 CHESAPEAKE RD

Legal Description
LT 112,113
SWS CHESAPEAKE AV
OLIVER BEACH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assesment Area	Plat No:	Plat Ref:
84	2	40			A		112	3		12/ 56

Special Tax Areas

Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1943	1,116 SF	10,000.00 SF	04
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value As Of 01/01/2003	Phase-In Assessments As Of 07/01/2004	Phase-In Assessments As Of 07/01/2005
Land:	35,500	41,500		
Improvements:	58,590	83,820		
Total:	94,090	125,320	114,910	125,320
Preferential Land:	0	0	0	0

Transfer Information

Seller: MARTIN PATRICIA A	Date: 05/17/2005	Price: \$232,000
Type: IMPROVED ARMS-LENGTH	Deed1: /21875/ 1	Deed2:
Seller: MARTIN TIMOTHY J	Date: 03/18/2002	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /16211/ 395	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2004	07/01/2005
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Case No.:

05-527A

05-528A

Exhibit Sheet FOR BOTH CASES

SEE FILE 05-528A FOR EXHIBITS
 RECEIVED DURING HEARING
 Petitioner/Developer Protestant

No. 1	1A - Address Comments Plans REVIEW 5/22/05 - Showing 40' Rt-of-Way	
No. 2	DEED - 1969	
No. 3	OLIVER BEACH SUBDIVISION	
No. 4	SANITARY DRAWING 68-946 - Facilities AVAILABLE	
No. 5	Balto Co. GIS - Aerial View of Existing Neighborhood.	
No. 6	ZONING MAP EXHIBIT	
No. 7	BALTO. COUNTY FEMA MAP - Property in C Zone	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Zoning map : D.R. 5.5
#7405 Chesapeake Road

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THE ARMY
WASHINGTON, D.C.



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